Introduction to the Marshall Code Project

Presentation to the Marshall Business and Residents Association

March 8, 2016







WELCOME AND INTRODUCTIONS

Marshall District Supervisor Ms. Mary Leigh McDaniel

540.422.8020

maryleigh.mcdaniel@fauquiercounty.gov

BACKGROUND INFORMATION

Thank You!

- For Being Here Tonight
- For Hosting This Event
- For Providing Volunteer Talent for this Effort

15 Minute Overview Then Discussion and Q & A

A Few Things to Emphasize:

- This is Marshall's code by and for the people of Marshall.
- Code seeks to implement Marshall Plan amended in 2003, 2011 and 2015, and Historic District Task Force 2013
- Vision of the Plan:
 - Increase economic vitality
 - Preserve historic character
 - Enhance pedestrian character and mixed use

- Code Implements Vision:
 - Positive development and redevelopment
 - Encourage reuse of historic structures & compatible new
 - Regulations that are simple and streamlined
- We are about mid-way through the process
 - Your friends and neighbors have worked hard
 - It's now worthy of your time and effort
- Nothing is cast in stone
 - BOS won't move forward until broad agreement
- Open House Meeting on March 23 at community center

What is a FORM-BASED CODE and WHY?

Form-Based Code



Use/Density

Management

Form

Form-Based Codes

Form

Management

Use/ Density

For Additional on Form-Based Codes Information See:

Form Based Code



VS.



Form Based Code

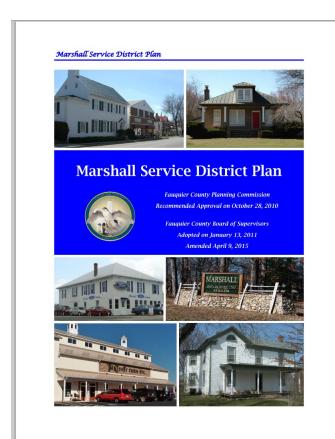


VS.



THE MARSHALL PLAN

The Marshall Plan

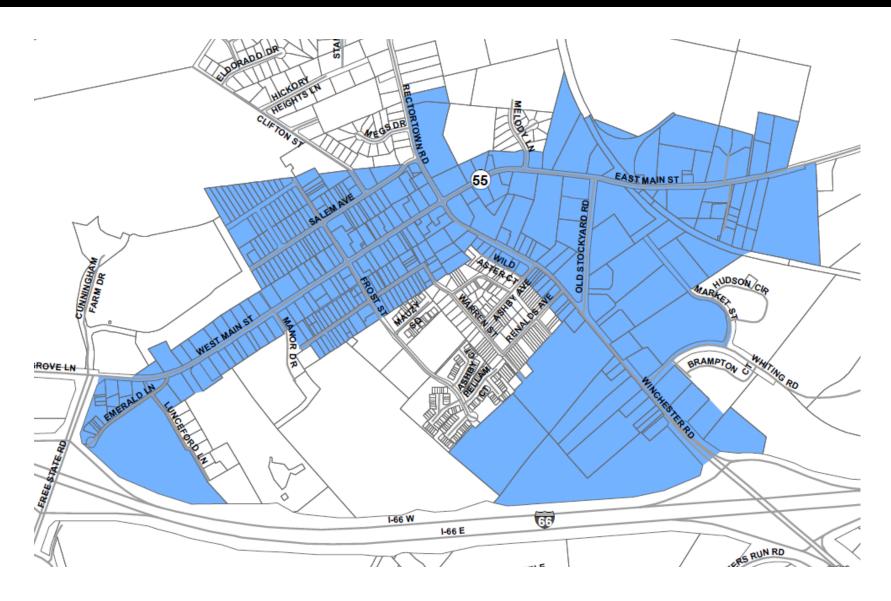


Strategies to Achieve Goals

- Develop a Marshall "Brand" Strategy
- Invest in Main Street
- Update the Zoning Code
- Downsize Marshall's Ultimate Build-out
- Implement a Community Development Authority
- Acquire Land for Parks, Parking, Alleys
- Study a Town-Wide Storm Water Management Plan
- Map Significant Trees and Adopt a Tree Save Ordinance
- Implement a TDR Ordinance

HIGHLIGHTS OF THE DRAFT MARSHALL CODE

PART 1: Zoning Framework



Approximately 340 properties with 220 different Owners

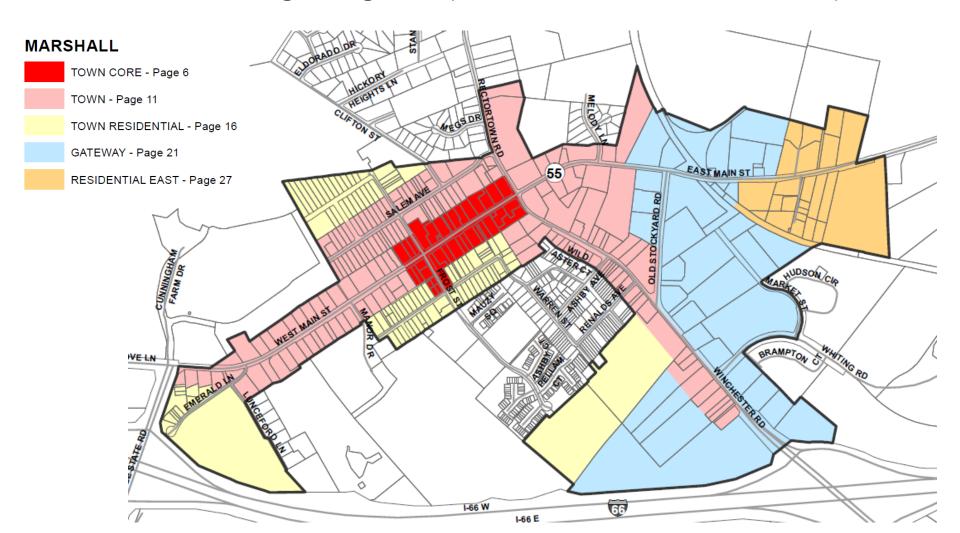
Properties proposed to be Rezoned

Current zoning categories (C-1, C-2, C-3, R-2, R-4 and TH



Properties proposed to be Rezoned

New Zoning Categories (M-TC, M-T, M-G, M-TR, M-RE)



Marshall – Town Core Neighborhood District (M-TC)



Intent:

Provide the most concentrated activity and urban vitality, reinforcing "downtown" Marshall, with pedestrian-filled sidewalks, outdoor cafes, etc.

General Use:

Storefronts lining the streets; mix of residential and commercial on upper stories and rear of lots.

- Detached and Attached Structures
- Small to Medium Lot Width
- Small Building Footprint
- Small to No Front and Side Setbacks
- Up to Three (3) Stories







Marshall – Town Neighborhood District (M-T)



Intent:

Provide mix of uses with "in-town" feel that is less urban than Town Core.

General Use:

Mix of residential and commercial.

- Primarily Detached
- Small to Medium Lot Width
- Small Building Footprint
- Small to No Front & Side Setbacks
- Up to 2 ½ Stories









Marshall – Town Residential Neighborhood District (M-TR)



Intent:

Protect & extend fabric of existing small-lot single family homes and walkability.

General Use:

Primarily residential with limited supporting service uses.

- Detached
- Small Lot Width
- Small Footprints and Front Setbacks
- Up to 2 ½ Stories









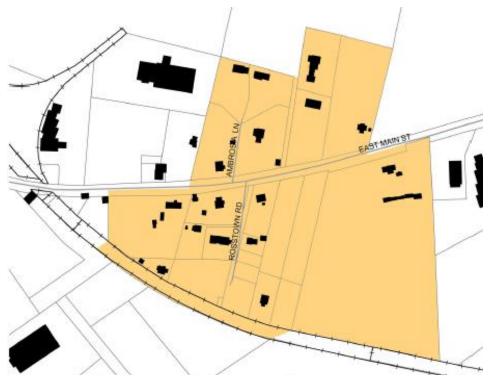
Marshall – Gateway Neighborhood District (M-G)



- Provide mixed use development that helps create a more "in-town" feel in a predominately auto oriented area
- Create secondary area of business activity, with strong pedestrian connections to Main
- Larger scale commercial w/ some multi-family
- Up to 3 1/2 Stories.

- Detached and Attached
- Medium to Large Lot Width
- Small to Large Building Footprint
- Small to Moderate Front Setbacks
- Moderate Side Setbacks

Marshall –Residential East Neighborhood District (M-RE)



Intent:

Protect & extend fabric of existing small to medium lots with single family homes while improving overall walkability.

General Use:

Primarily residential with limited neighborhood supporting service uses.

- Detached
- Small to Medium Lot Width
- Small Building Footprint
- Small to Moderate Front Setbacks
- Mod. to Large Side Setbacks
- Up to 2 ½ Stories.









PART 2: Historic & Corridor District

Historic & Corridor District



Historic & Corridor District

Purpose:

 Promote preservation of existing historic structures and new buildings that complement the historic character.

Marshall Review Board:

 Comprised of residents, business owners and property owners in the Marshall area.

Process:

- Board reviews applications with the District for compliance with the guidelines of the Code.
- Board may vary specific requirements as incentives.

Historic & Corridor Districts - Regulated Activities

- Construction of new buildings (except accessory and/or not visible from public areas)
- Additions to existing buildings on corner lot or at front of building or if addition is larger than existing building
- Removal of any stone wall
- Permanent signs other than those authorized in 4-9

Historic District only - Regulated Activities

- Exterior Alterations to contributing structures unless not visible from public areas or minor in nature
- Demolition or relocation of contributing structure unless not visible from public areas

Historic & Corridor District

Proposed Incentives:

- No minimum parking requirement for retained structure
- Only 50% parking requirement for new or additions
- Certain uses allowed by-right only in retained structures
- Variations allowed in building placement and form

Please Join Us For A

Public Open House

To Review and Receive Comments and Input on the Proposed

Marshall Code Update

Wednesday, March 23rd from 6:00 to 8:00 at the

Marshall Community Center

4133 Rectortown Road Marshall, VA

QUESTIONS?

For Additional Information

Please Visit our Website at:

http://www.fauquiercounty.gov/government/departments/commdev/index.cfm?action=marshall _code_updates

Or Contact Staff:

Kimberley Johnson kim.johnson@fauquiercounty.gov 540-422-8220

Adam Shellenberger adam.shellenberger@fauquiercounty.gov 540-422-8210